



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Property News – May 2011

There was little of interest released in the Budget on the 19th May, given that most of what was announced had already been released earlier by various Ministers, but the big question concerning us is what impact, if any, will this have on the Property Market?

On the interest rate front, the markets generally were unmoved by the Budget forecasts and given a continued tight economic situation, with many businesses having difficulty passing on cost increases, the outlook for inflation in the immediate term looks to remain stable – therefore any interest rate changes by the Reserve Bank are unlikely this side of Christmas.

There is also plenty of talk in the market where New Zealanders are now more sensitive to debt – we have seen many customers trading down to de-leverage debt in the past couple of years, and new home buyers are a lot more cautious about taking on large mortgages. We are unlikely to see any significant change in this attitude whilst the short term economic future remains uncertain, and with the looming election in November this year, after the hype of the Rugby World Cup, this adds further doubt on any significant shift for the remainder of 2011.

Tony Alexander, BNZ's Chief Economist comments that new jobs being advertised are still significantly up on last year (by 24%), and a strong employment market is important for the housing market – job growth suggests rising incomes, rising confidence and therefore rising willingness to buy. His BNZ-REINZ Market Survey is also reporting a strong growth in first home buyers surveying the market.

So are we on the cusp of a cyclical upturn in the property market? Some market sectors would support this, especially in the lower, sub \$700,000, first home buyer market, however this optimism is not shared across all sectors. Higher priced properties, lifestyle blocks, and rural property is still under a cloud from people endeavouring to reduce debt. This market sector is still experiencing downward pressure on prices coupled with a long time to sell, which would indicate no growth in this sector for some time still.

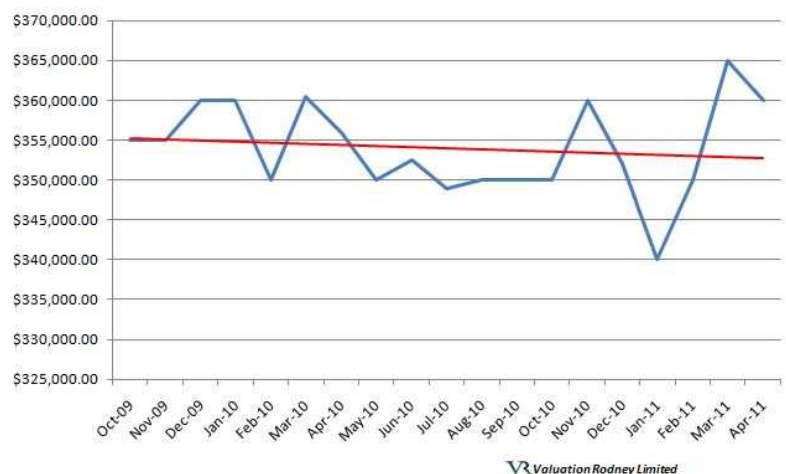
National and Greater Auckland Region Market Commentary

In April, we saw a slight softening of the property market with house sales falling from 5848 in March to 4987. The average sale price also fell 1.4% to \$360,000 and we are only 1.1% up on April 2010. Much of this is no doubt due to the higher proportion of lower valued properties selling, and a tailing off of the post-summer seasonal increase in sales. Days to sell also increased slightly to 43 days, up from 41.

Only Northland and Wellington regions recorded falls in values for April compared to March. The Canterbury region saw an increase of 6.9% for April to put their average sale price of \$310,000 on par with the same time last year. For a market which has suffered post the two earthquakes, this is encouraging signs of some recovery which will only grow with the planned rebuild of this region in the forthcoming years.

Registered Valuer, BBS HONS (VPM), MPINZ
vicki phillips
021 055 3485
vicki.p@propertyindepth.co.nz
First in Valuation - Call Now!
0800 INDEPTH - 0800 463378
Valuation Rodney Ltd trading as
PROPERTYINDEPTH

National Median Sales Price



Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 1 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

The Auckland region recorded a 2% increase on March 2010 to \$479,500 (also up 2% on April 2010) on softening sales numbers, down 24% to 1854. Days to sell improved slightly to 34 days. Overall Auckland regional sales accounted for 49% of the total Dollar value of property sales in New Zealand. Key suburbs to watch were Birkenhead (up 3.2%), Milford/Takapuna (up 6.5%), Titirangi (up 3.1%), Mt Roskill (up 8.2%), City/Pt Chev (up 14.5%), Mt Eden/Epsom (up 3.5%), Eastern Suburbs (up 4.8%), Onehunga/Penrose (up 16.5%), Papatoetoe (up 10.8%), Manurewa (up 19.6%), and Rodney North (up 8.2%).

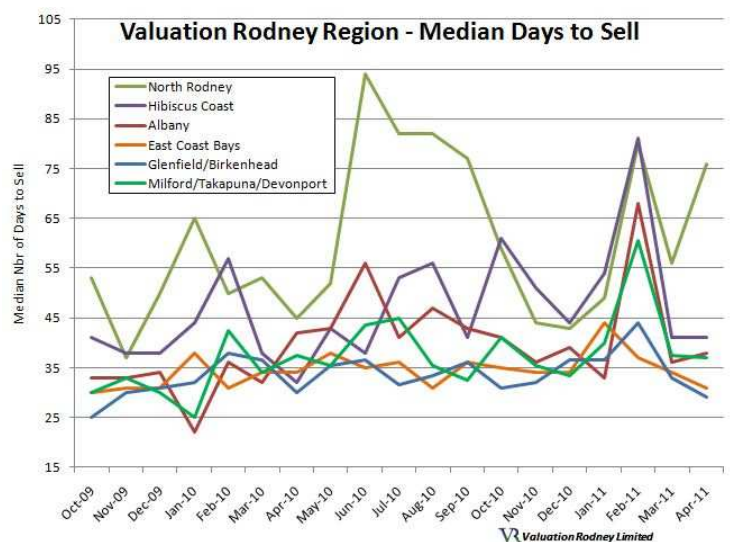
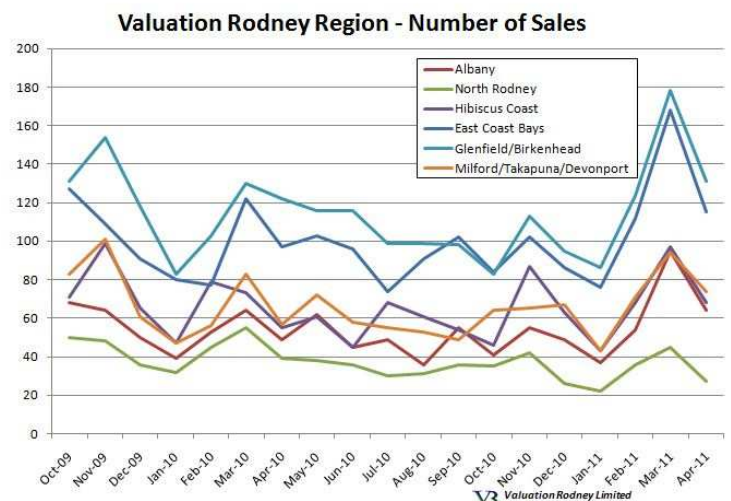
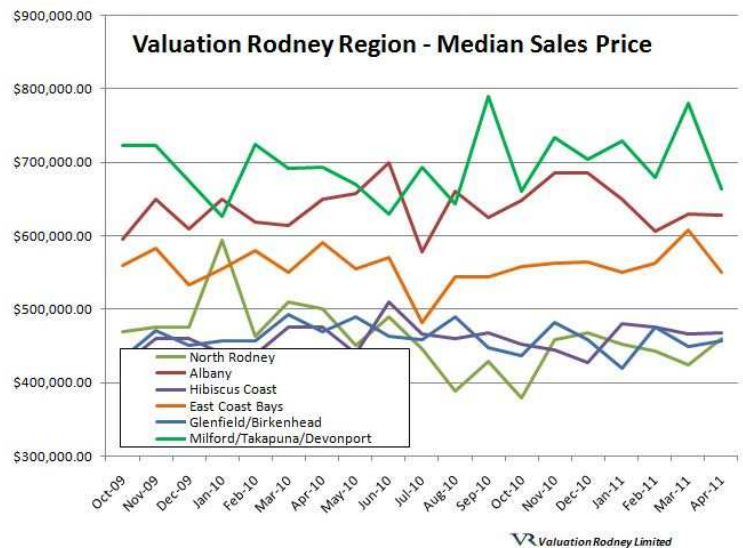
Looking closer at our area (north of the Harbour Bridge to the Brynderwyns) there was a mixed bag of results for the various suburbs, with the greatest drop off in average sales price recorded in East Coast Bays, Milford, Takapuna, and Devonport.

Number of sales also fell dramatically, especially in the Glenfield/Birkenhead and East Coast Bays areas, after strong sales burst recorded in March.

Days to sell remained relatively flat, except for a sharp increase for Rodney North as some higher-priced, harder to sell property finally sold.

Feedback from industry and customers for the past month has indicated:

- Continued strong interest in sub \$700,000 properties especially those suited to first home buyers and investors.
- Strong gains in average rental prices in East Coast Bays, Browns Bay, Torbay, Takapuna, Milford, and Devonport – some up by 20% on 2010 levels. Many landlords looking to lock tenants into term contracts.
- New building consents still at lowest level compared to past 4 years (as at Feb 2011).
- Most banks and lending institutions now offering finance to 95% of registered valuation.
- Shortage of listings reported by some Real Estate Agents following the March/April sales rush.
- Some lifestyle properties selling up to 20% below Rating Valuation as this market sector continues to struggle.



Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 2 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

East Coast Bays

A slight softening in sales value for April, down 9.5% on March and down 6.8% on April 2010, though sales numbers still remained strong at 115 (second best number for 12 months) with average days to sell down 3 days to 31 days.

Still a popular area, with good turnover of property across all market sectors, especially in the first home/investor sector. Good school zoning, proximity to northern East Coast Auckland beaches and Albany shopping and business centre also prove popular to buyers. Recent sales include:

Rothestay Bay, Browns Bay, Pinehill, Northcross

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
762 BEACH ROAD	BROWNS BAY	04/04/2011	\$325,000	\$309,500	2	0.0000	70	1970 - 1979	-4.8%
6 HELVETIA DRIVE	BROWNS BAY	04/03/2011	\$400,000	\$365,000	3		180	1970 - 1979	-8.8%
760 BEACH ROAD	BROWNS BAY	15/03/2011	\$360,000	\$370,000	1		60	1970 - 1979	2.8%
774 BEACH ROAD	BROWNS BAY	07/04/2011	\$375,000	\$380,000	2	0.0000	80	1970 - 1979	1.3%
662 EAST COAST ROAD	PINEHILL	26/03/2011	\$365,000	\$406,000	3		81	1950 - 1959	11.2%
33 PALLISER LANE	BROWNS BAY	23/03/2011	\$420,000	\$409,000	3		130	1980 - 1989	-2.6%
51 BROWNS BAY ROAD	BROWNS BAY	08/03/2011	\$395,000	\$418,000	3		70	1940 - 1949	5.8%
73 LANGANA AVENUE	BROWNS BAY	01/04/2011	\$440,000	\$445,000	3		180	1980 - 1989	1.1%
869 EAST COAST ROAD	NORTHCROSS	08/03/2011	\$450,000	\$455,000	3		110	1990 - 1999	1.1%
9 KOROTAHA TERRACE	ROTHERSAY BAY	23/03/2011	\$570,000	\$470,000	3	0.0000	160	1990 - 1999	-17.5%
23 DEVERELL PLACE	NORTHCROSS	04/03/2011	\$410,000	\$473,000	3	0.0647	120	1970 - 1979	15.4%
9 OTEHA VALLEY ROAD	NORTHCROSS	29/03/2011	\$430,000	\$483,000	2	0.0893	90	1960 - 1969	12.3%
113 STAPLEFORD CRESCENT	BROWNS BAY	08/03/2011	\$530,000	\$500,000	3	0.0739	150	1970 - 1979	-5.7%
16 SQUIRREL LANE	BROWNS BAY	07/04/2011	\$490,000	\$510,000	3	0.0668	160	1980 - 1989	4.1%
134 STAPLEFORD CRESCENT	BROWNS BAY	13/03/2011	\$465,000	\$539,000	3	0.0655	110	1970 - 1979	15.9%
5 RIDGE VALLEY DRIVE	BROWNS BAY	26/03/2011	\$710,000	\$553,000	4	0.0504	253	2000 - 2009	-22.1%
25 LANGANA AVENUE	BROWNS BAY	22/03/2011	\$670,000	\$575,000	4	0.0582	209	2000 - 2009	-14.2%
199 BROWNS BAY ROAD (Unit A)	BROWNS BAY	22/03/2011	\$700,000	\$581,000	5	0.1796	200	2000 - 2009	-17.0%
32 OAKTREE AVENUE	BROWNS BAY	07/03/2011	\$570,000	\$585,000	4	0.0669	210	1980 - 1989	2.6%
5 HELVETIA DRIVE	BROWNS BAY	25/03/2011	\$540,000	\$589,000	4	0.0827	180	1970 - 1979	9.1%
34 KILLYBEGS DRIVE	PINEHILL	31/03/2011	\$720,000	\$597,500	5	0.0676	270	2000 - 2009	-17.0%
91 JOHN DOWNS DRIVE	BROWNS BAY	19/03/2011	\$500,000	\$622,500	4	0.0679	140	1970 - 1979	24.5%
29 REDWING STREET	BROWNS BAY	13/03/2011	\$650,000	\$625,000	4	0.1067	230	1980 - 1989	-3.8%
44 WOODLANDS CRESCENT	BROWNS BAY	29/03/2011	\$560,000	\$627,000	4	0.1136	260	1960 - 1969	12.0%
636 EAST COAST ROAD	PINEHILL	28/03/2011	\$610,000	\$640,000	4	0.0913	148	2000 - 2009	4.9%
45 BAYSIDE DRIVE	BROWNS BAY	03/03/2011	\$660,000	\$643,000	4	0.0650	240	1990 - 1999	-2.6%
25 KILLYBEGS DRIVE	PINEHILL	12/04/2011	\$690,000	\$658,000	4	0.0661	211	2000 - 2009	-4.6%
14 MANU PLACE	PINEHILL	17/03/2011	\$700,000	\$676,000	5	0.0606	270	1990 - 1999	-3.4%
21 GARADICE ROAD	ROTHERSAY BAY	07/04/2011	\$1,010,000	\$676,000	5	0.0929	285	VARIOUS	-33.1%
28 ROSSES PLACE	PINEHILL	13/03/2011	\$770,000	\$680,000	5	0.0676	306	2000 - 2009	-11.7%
5 SARTORS AVENUE	NORTHCROSS	07/03/2011	\$620,000	\$685,000	4	0.0799	250	1970 - 1979	10.5%
29 BRAEMAR ROAD	ROTHERSAY BAY	12/03/2011	\$620,000	\$695,000	3	0.0809	130	1950 - 1959	12.1%
2 BEULAH AVENUE	ROTHERSAY BAY	10/03/2011	\$700,000	\$715,000	3	0.0615	210	1970 - 1979	2.1%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 3 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
15 TE HOE GROVE	PINEHILL	07/04/2011	\$610,000	\$725,000	4	0.0756	240	1990 - 1999	18.9%
18 KILEAR CLOSE	PINEHILL	21/03/2011	\$800,000	\$745,000	5	0.0704	257		-6.9%
17 ORCHARD ROAD	BROWNS BAY	05/03/2011	\$730,000	\$760,000	3	0.0607	220	1980 - 1989	4.1%
13 KILEAR CLOSE	PINEHILL	14/04/2011	\$830,000	\$880,000	5	0.0540	312		6.0%
58 KILLYBEGS DRIVE	PINEHILL	22/03/2011	\$880,000	\$888,000	5	0.0701	357	2000 - 2009	0.9%
112 KILLYBEGS DRIVE	PINEHILL	11/03/2011	\$810,000	\$888,800	5	0.0541	304		9.7%
5 LOUGH DERG PLACE	PINEHILL	14/03/2011	\$1,000,000	\$1,030,000	6	0.0703	413	2000 - 2009	3.0%
31 MANLY ESPLANADE	BROWNS BAY	11/03/2011	\$950,000	\$1,095,000	2	0.0000	104	VARIOUS	15.3%

Average Sales Price to Capital Value difference **0.8%**

Murrays Bay, Mairangi Bay, Castor Bay, Campbells Bay

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
29 SEATON ROAD	MURRAYS BAY	28/03/2011	\$340,000	\$382,000			40	1940 - 1949	12.4%
19 JELICOE ROAD	MURRAYS BAY	17/03/2011	\$475,000	\$530,000	2	0.0607	130	1960 - 1969	11.6%
3 MACNAY WAY	MURRAYS BAY	18/03/2011	\$590,000	\$560,000	3	0.0690	160	1960 - 1969	-5.1%
35 GALAXY DRIVE	MAIRANGI BAY	07/03/2011	\$550,000	\$575,000		0.0586	180	1960 - 1969	4.5%
27 NEWHAVEN TERRACE	MAIRANGI BAY	20/03/2011	\$475,000	\$579,000	3		140	1950 - 1959	21.9%
22 AMANTE CRESCENT	MAIRANGI BAY	27/03/2011	\$650,000	\$626,500	2	0.0685	190	1970 - 1979	-3.6%
17 MAYFAIR CRESCENT	MAIRANGI BAY	15/03/2011	\$550,000	\$645,000	3	0.0832	170	1960 - 1969	17.3%
64 LYONS AVENUE	MURRAYS BAY	08/03/2011	\$800,000	\$665,000	1	0.0607	227	2000 - 2009	-16.9%
57 ABERDEEN ROAD	CASTOR BAY	10/03/2011	\$680,000	\$690,000	3		120	1970 - 1979	1.5%
477 BEACH ROAD	MURRAYS BAY	02/04/2011	\$670,000	\$700,000	3	0.0675	148	1960 - 1969	4.5%
15 KOWHAI ROAD	MAIRANGI BAY	02/03/2011	\$670,000	\$700,000	3	0.0635	100	1920 - 1929	4.5%
47 SEATON ROAD	MURRAYS BAY	18/03/2011	\$720,000	\$715,000	5	0.1148	280	MIXED/REMOD	-0.7%
1 PENZANCE ROAD (Unit /6)	MAIRANGI BAY	21/03/2011	\$620,000	\$730,000			140	1980 - 1989	17.7%
10 LYONS AVENUE	MURRAYS BAY	10/03/2011	\$710,000	\$755,000	4	0.0668	250	1970 - 1979	6.3%
6 GULL LANE	MAIRANGI BAY	13/03/2011	\$790,000	\$768,000	4	0.0900	150	1960 - 1969	-2.8%
1 EASTCLIFFE ROAD	CASTOR BAY	04/03/2011	\$750,000	\$800,000	4		170	1930 - 1939	6.7%
36 PENZANCE ROAD	MAIRANGI BAY	24/03/2011	\$870,000	\$825,000	4	0.1062	270	1990 - 1999	-5.2%
20 GALAXY DRIVE	MAIRANGI BAY	10/03/2011	\$760,000	\$837,000	5	0.0923	280	1960 - 1969	10.1%
11 CHANNEL VIEW ROAD	CAMPBELLS BAY	03/03/2011	\$840,000	\$872,000	0	0.0809	286	MIXED/REMOD	3.8%
23 PRESTIGE PLACE	CASTOR BAY	20/03/2011	\$840,000	\$890,000	4	0.0658	210	1970 - 1979	6.0%
53 PARR TERRACE	CASTOR BAY	04/04/2011	\$975,000	\$980,000	5	0.1257	250	1960 - 1969	0.5%
125 KOWHAI ROAD	MAIRANGI BAY	07/04/2011	\$1,210,000	\$1,000,000	4	0.1153	290	1960 - 1969	-17.4%
31 PARK RISE (Unit A)	CAMPBELLS BAY	09/04/2011	\$800,000	\$1,105,000		0.2104	210	VARIOUS	38.1%
21 VIEW ROAD	CAMPBELLS BAY	01/04/2011	\$4,800,000	\$3,600,000	4	0.2774	387	1990 - 1999	-25.0%

Average Sales Price to Capital Value difference **3.8%**

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 4 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Torbay, Torbay Heights, Long Bay, Waiake

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
15 RELKO CRESCENT	TORBAY	11/03/2011	\$410,000	\$395,000	3	0.0716	110	1970 - 1979	-3.7%
15 GEOFFREY ROAD	TORBAY	06/04/2011	\$370,000	\$410,000	3		124	1970 - 1979	10.8%
21 DEEP CREEK ROAD	WAIAKE	22/03/2011	\$455,000	\$435,000	2		140	1970 - 1979	-4.4%
49 AWARUKU ROAD	TORBAY	09/03/2011	\$465,000	\$462,000	3	0.0673	100	1970 - 1979	-0.6%
88 GLAMORGAN DRIVE	TORBAY	02/03/2011	\$500,000	\$465,000	3	0.0000	190	1990 - 1999	-7.0%
17 FREYA PLACE	TORBAY	18/04/2011	\$415,000	\$470,000	3	0.0653	120	1970 - 1979	13.3%
53 ALEXANDER AVENUE	TORBAY	18/03/2011	\$415,000	\$475,000	3	0.0673	90	1970 - 1979	14.5%
11 GERONTIUS GLADE	TORBAY	10/04/2011	\$485,000	\$485,000	3	0.1010	141	1970 - 1979	0.0%
13 WAIRERE ROAD	TORBAY	06/04/2011	\$470,000	\$489,500	3	0.0481	98	1950 - 1959	4.1%
5 INFIDEL PLACE	TORBAY	24/03/2011	\$445,000	\$490,000	3	0.0675	130	1960 - 1969	10.1%
116 WEATHERLY ROAD	TORBAY	20/03/2011	\$440,000	\$490,000	3	0.0907	140	1980 - 1989	11.4%
20 SUNBURST LANE	TORBAY	30/03/2011	\$460,000	\$495,000	4	0.0638	160	1980 - 1989	7.6%
968 BEACH ROAD	TORBAY	17/03/2011	\$495,000	\$509,000	3		180	1990 - 1999	2.8%
16 COVENTRY WAY	LONG BAY	04/03/2011	\$510,000	\$510,000	3	0.0475	160	2000 - 2009	0.0%
50 HEBRON ROAD	WAIAKE	24/03/2011	\$480,000	\$515,000	2	0.0607	150	1940 - 1949	7.3%
52 FITZWILLIAM DRIVE	TORBAY	10/03/2011	\$520,000	\$518,000	3	0.0751	190	1990 - 1999	-0.4%
2 LONG STREET	TORBAY	06/03/2011	\$610,000	\$530,000	3		210	1980 - 1989	-13.1%
70 ALEXANDER AVENUE	TORBAY	06/04/2011	\$445,000	\$535,000	3	0.0769	150	1970 - 1979	20.2%
8 DEE PLACE (Unit B)	TORBAY	17/03/2011	\$570,000	\$535,000	3		180	1990 - 1999	-6.1%
28 GLENVAR ROAD (Unit A)	TORBAY	26/03/2011	\$540,000	\$535,000	4	0.1074	170	1960 - 1969	-0.9%
1062 BEACH ROAD (Unit /2)	TORBAY	09/04/2011	\$500,000	\$550,000	3	0.0000	120	1970 - 1979	10.0%
22 CAVERSHAM DRIVE (Unit E)	TORBAY	17/04/2011	\$610,000	\$570,000	3	0.0607	210	1990 - 1999	-6.6%
52 HEBRON ROAD	WAIAKE	07/03/2011	\$560,000	\$605,000	3	0.0637	121	1970 - 1979	8.0%
1 TIPAU STREET	TORBAY	16/03/2011	\$530,000	\$610,000	2		121	MIXED/REMODO	15.1%
36 WAIKU STREET	TORBAY	14/03/2011	\$570,000	\$623,000	4	0.0670	210	1970 - 1979	9.3%
100 GLAMORGAN DRIVE	TORBAY	04/03/2011	\$620,000	\$665,000	5	0.1227	280	1960 - 1969	7.3%
31 FITZWILLIAM DRIVE	TORBAY	10/03/2011	\$700,000	\$726,000	3	0.0674	242	1990 - 1999	3.7%
8 TIPAU STREET	TORBAY	05/04/2011	\$790,000	\$775,000	4	0.0561	310	VARIOUS	-1.9%
1035 BEACH ROAD	TORBAY	03/03/2011	\$950,000	\$785,000		0.0686	270	1990 - 1999	-17.4%
17 ELLANGOWAN ROAD	WAIAKE	06/03/2011	\$830,000	\$850,000	4	0.0670	201	1970 - 1979	2.4%
56 SHARON ROAD (Unit A)	WAIAKE	30/03/2011	\$1,150,000	\$887,000	3	0.0000	220	1990 - 1999	-22.9%
14 SHARON ROAD	WAIAKE	27/04/2011	\$2,150,000	\$1,906,000	3	0.1518	300	1990 - 1999	-11.3%
Average Sales Price to Capital Value difference									1.9%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 5 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

North Shore – Glenfield & Birkenhead

Where Glenfield saw a slight softening of prices (down 1.2% to \$400,500) Birkenhead saw a 3.6% increase to \$512,000 in April – with both suburbs down on April 2010 figures – down 3.5% and 2.5% respectively. With both areas seeing a greater proportion of lower priced home sales, the drop in average sales price is not surprising, with Glenfield showing the greatest activity with average days to sell still holding below 30 days (1 month).

Still popular areas for first home buyers and property investors, with reports that good quality, renovated properties, are being sold very quickly compared to those requiring a tidy up. Some shortage of listings also being reported as sales exceeding new listings.

Recent sales include:

Glenfield, Beach Haven, Birkdale, Wairau Valley, Sunnynook, Totara Vale

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
2 BENTLEY AVENUE	GLENFIELD	12/04/2011	\$260,000	\$215,000	1	0.0000	70	1970 - 1979	-17.3%
587 GLENFIELD ROAD (Unit 2)	TOTARA VALE	20/03/2011	\$255,000	\$280,000	2	0.0000	60	1970 - 1979	9.8%
84 SALISBURY ROAD	BIRKDALE	15/03/2011	\$350,000	\$330,000	3	0.0827	100	1960 - 1969	-5.7%
115 ESKDALE ROAD	BIRKDALE	16/03/2011	\$345,000	\$332,000	3	0.1023	90	1970 - 1979	-3.8%
293 BEACH HAVEN ROAD	BIRKDALE	10/03/2011	\$355,000	\$337,500	2	0.0658	90	1960 - 1969	-4.9%
85 TAURUS CRESCENT	BEACH HAVEN	17/04/2011	\$320,000	\$342,500	3	0.0840	100	1970 - 1979	7.0%
5 TEAL CRESCENT	BEACH HAVEN	05/04/2011	\$355,000	\$347,000	3	0.0000	110	1970 - 1979	-2.3%
107 KIA ORA ROAD	BEACH HAVEN	06/03/2011	\$405,000	\$350,000	3	0.0706	140	1970 - 1979	-13.6%
68 KAIPATIKI ROAD	GLENFIELD	02/03/2011	\$385,000	\$351,888	3	0.0589	100	1980 - 1989	-8.6%
2 UTTING STREET	BIRKDALE	04/03/2011	\$370,000	\$365,000	2	0.0443	100	1960 - 1969	-1.4%
16 JENANNE PLACE	TOTARA VALE	04/04/2011	\$410,000	\$370,000	3	0.0707	90	1980 - 1989	-9.8%
157 VERBENA ROAD	BIRKDALE	25/03/2011	\$355,000	\$375,000	3		100	1960 - 1969	5.6%
357 GLENFIELD ROAD (Unit A)	GLENFIELD	11/03/2011	\$420,000	\$390,000	3	0.0325	120	1990 - 1999	-7.1%
105 LANCASTER ROAD	BEACH HAVEN	02/03/2011	\$415,000	\$395,000	3		80	1920 - 1929	-4.8%
10 KIA ORA ROAD	BEACH HAVEN	27/03/2011	\$370,000	\$400,000	3	0.1244	80	1960 - 1969	8.1%
76 VERBENA ROAD	BIRKDALE	04/03/2011	\$370,000	\$400,000	3	0.0658	90	1960 - 1969	8.1%
96 VERBENA ROAD (Unit A)	BIRKDALE	07/03/2011	\$345,000	\$400,000	3		90	1980 - 1989	15.9%
6 EASTON PARK PARADE	GLENFIELD	26/03/2011	\$405,000	\$401,000	3	0.0617	130	1970 - 1979	-1.0%
6 CHARNLEY GROVE (Unit B)	GLENFIELD	17/03/2011	\$400,000	\$402,000	3		109	1990 - 1999	0.5%
97 STOTT AVENUE	BIRKDALE	07/04/2011	\$385,000	\$410,000	3	0.0658	90	1970 - 1979	6.5%
110 VERRAN ROAD	BIRKDALE	07/03/2011	\$400,000	\$415,000	3	0.0675	130	1960 - 1969	3.8%
33 LEVESQUE STREET	BIRKDALE	20/03/2011	\$390,000	\$422,000	3	0.0784	90	1960 - 1969	8.2%
11 TIRI TIRI ROAD	BIRKDALE	23/03/2011	\$410,000	\$425,000	3	0.0683	110	1960 - 1969	3.7%
19 DIANA DRIVE	GLENFIELD	10/03/2011	\$415,000	\$425,500	3	0.0675	100	1960 - 1969	2.5%
12 GARNER PLACE	GLENFIELD	03/03/2011	\$380,000	\$430,000	3	0.0600	90	1970 - 1979	13.2%
14 MIROVALE PLACE	TOTARA VALE	19/04/2011	\$375,000	\$432,800	4	0.0675	100	1970 - 1979	15.4%
18 ORTON STREET (Unit /1)	GLENFIELD	08/04/2011	\$425,000	\$432,888	3	0.0000	90	1960 - 1969	1.9%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 6 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

29 PARAGON AVENUE	BEACH HAVEN	11/03/2011	\$405,000	\$434,000	3	0.0637	100	1960 - 1969	7.2%
10 LAURIS PLACE	BIRKDALE	13/03/2011	\$430,000	\$439,000	4	0.1171	200	1970 - 1979	2.1%
171 BEACH HAVEN ROAD	BEACH HAVEN	24/03/2011	\$390,000	\$440,000	3	0.1204	110	1950 - 1959	12.8%
2 SEGEDIN PLACE	GLENFIELD	30/03/2011	\$370,000	\$450,000	3	0.0688	90	1960 - 1969	21.6%
324 RANGATIRA ROAD	BEACH HAVEN	10/04/2011	\$425,000	\$452,500	4	0.0921	170	VARIOUS	6.5%
11 WOODCOTE DRIVE	GLENFIELD	28/03/2011	\$470,000	\$460,000	3	0.0675	130	1960 - 1969	-2.1%
8 TAWAVALE CRESCENT	TOTARA VALE	05/04/2011	\$390,000	\$460,000	3	0.0352	170	1970 - 1979	17.9%
41 LINGFIELD STREET	GLENFIELD	31/03/2011	\$455,000	\$473,000	5	0.0741	140	1960 - 1969	4.0%
10 ERICA ROAD	SUNNYNOOK	12/03/2011	\$430,000	\$473,750	3	0.0608	120	1980 - 1989	10.2%
3 CUNLIFFE PLACE	GLENFIELD	21/03/2011	\$450,000	\$478,000	4	0.0648	200	1970 - 1979	6.2%
40 SEAVIEW ROAD (Unit 2)	GLENFIELD	22/03/2011	\$580,000	\$480,000	4	0.0000	190	2000 - 2009	-17.2%
18 TACITUS PLACE	TOTARA VALE	21/03/2011	\$440,000	\$490,000	3	0.1019	90	1980 - 1989	11.4%
46 RAMBLER CRESCENT	BEACH HAVEN	16/03/2011	\$450,000	\$495,000	2	0.0451	130	1950 - 1959	10.0%
150 CHIVALRY ROAD	GLENFIELD	07/04/2011	\$420,000	\$497,000	2	0.0713	170	1940 - 1949	18.3%
14 WYLIE AVENUE	SUNNYNOOK	10/04/2011	\$425,000	\$505,000	3	0.0675	95	1960 - 1969	18.8%
30 ROSALIND ROAD	GLENFIELD	13/03/2011	\$445,000	\$508,000	4	0.1004	120	VARIOUS	14.2%
17 LUDLOW TERRACE	TOTARA VALE	17/04/2011	\$425,000	\$508,000	3	0.0890	120	1960 - 1969	19.5%
28 ROSALIND ROAD	GLENFIELD	25/03/2011	\$450,000	\$519,000	3	0.1004	90	1960 - 1969	15.3%
66 ARCHERS ROAD	GLENFIELD	21/03/2011	\$450,000	\$520,000	4	0.0739	170	1970 - 1979	15.6%
5 LYSANDER CRESCENT	BEACH HAVEN	19/03/2011	\$485,000	\$531,500	3	0.0850	200	1970 - 1979	9.6%
10 CAMILLA GROVE	TOTARA VALE	16/03/2011	\$530,000	\$546,800	3	0.0652	197	1990 - 1999	3.2%
35 BIRKDALE ROAD	BIRKDALE	21/03/2011	\$475,000	\$552,000	3	0.0804	150	1920 - 1929	16.2%
80 VERBENA ROAD	BIRKDALE	09/04/2011	\$410,000	\$552,000	3	0.0683	120	1920 - 1929	34.6%
43 CHARTWELL AVENUE	GLENFIELD	25/03/2011	\$600,000	\$580,000	2		105	1970 - 1979	-3.3%
176 BEACH HAVEN ROAD	BEACH HAVEN	11/03/2011	\$570,000	\$600,000	5	0.0767	230	MIXED/REMOD	5.3%

Average Sales Price to Capital Value difference

5.5%

Birkenhead, Chatswood, Kauri Park, Northcote, Bayswater

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
101 BIRKENHEAD AVENUE	BIRKENHEAD	10/04/2011	\$370,000	\$350,000	2	0.0000	90	1980 - 1989	-5.4%
116 MOKOIA ROAD (Unit A)	CHATSWOOD	04/04/2011	\$330,000	\$372,000	2	0.0000	110	1970 - 1979	12.7%
22 WAIPA STREET	BIRKENHEAD	09/03/2011	\$415,000	\$388,000	4	0.0450	140	1960 - 1969	-6.5%
1 TITIWAI PLACE	BIRKENHEAD	19/03/2011	\$385,000	\$390,000	2		100	1970 - 1979	1.3%
1 ROBERTS AVENUE (Unit /15A)	BAYSWATER	04/04/2011	\$330,000	\$400,500	2	0.0000	90	1970 - 1979	21.4%
9 POTTER AVENUE	NORTHCOTE	31/03/2011	\$415,000	\$406,500	3	0.0406	100	1960 - 1969	-2.0%
139 MOKOIA ROAD (Unit A)	BIRKENHEAD	15/04/2011	\$520,000	\$436,500	3	0.1021	150	1980 - 1989	-16.1%
71 BALMAIN ROAD	BIRKENHEAD	20/04/2011	\$440,000	\$445,000	3	0.0000	150	1950 - 1959	1.1%
86 KAURI ROAD (Unit A)	BIRKENHEAD	07/04/2011	\$430,000	\$490,000	3	0.0203	122	2000 - 2009	14.0%
11 COROGLLEN AVENUE	BIRKENHEAD	04/04/2011	\$445,000	\$520,000	3	0.0832	140	1970 - 1979	16.9%
14 BEACH ROAD	NORTHCOTE POINT	02/04/2011	\$540,000	\$520,000	3	0.0000	130	1990 - 1999	-3.7%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 7 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

15 KITEWAO STREET	NORTHCOTE	23/03/2011	\$480,000	\$529,000	3	0.0622	124	1980 - 1989	10.2%
21 RALEIGH ROAD (Unit A)	NORTHCOTE	14/03/2011	\$530,000	\$530,500	3	0.0399	168	2000 - 2009	0.1%
18 RAYMOND TERRACE	NORTHCOTE	04/03/2011	\$550,000	\$552,000	3	0.1133	260	1960 - 1969	0.4%
3 KAURI ROAD	BIRKENHEAD	02/03/2011	\$575,000	\$558,000	3		210	1960 - 1969	-3.0%
22 WILLOW AVENUE	BIRKENHEAD	15/03/2011	\$480,000	\$565,000	3	0.0733	140	1960 - 1969	17.7%
80 BAYSWATER AVENUE	BAYSWATER	03/03/2011	\$540,000	\$567,500	3		90	1920 - 1929	5.1%
89 SYLVAN AVENUE	NORTHCOTE	20/03/2011	\$570,000	\$570,000	2		170	1990 - 1999	0.0%
17 WOODSIDE AVENUE	NORTHCOTE	17/03/2011	\$500,000	\$577,500	5	0.0655	200	1960 - 1969	15.5%
22 MARIPOSA CRESCENT	BIRKENHEAD	18/03/2011	\$630,000	\$586,000	2		180	1970 - 1979	-7.0%
63 PUPUKE ROAD (Unit /2)	BIRKENHEAD	05/03/2011	\$630,000	\$651,000	3		223		3.3%
193 CHELSEA VIEW DRIVE	CHATSWOOD	31/03/2011	\$600,000	\$660,000	3	0.0964	180	1980 - 1989	10.0%
154 ONEWA ROAD	NORTHCOTE	22/03/2011	\$740,000	\$660,000	3		250	1980 - 1989	-10.8%
52 MARITIME TERRACE	BIRKENHEAD	07/03/2011	\$800,000	\$705,000	4	0.0766	150	1920 - 1929	-11.9%
105 EXMOUTH ROAD	NORTHCOTE	17/04/2011	\$660,000	\$705,000	3	0.1090	200	1960 - 1969	6.8%
78 ONETAUNGA ROAD	CHATSWOOD	13/04/2011	\$870,000	\$730,000	4	0.1111	330	1980 - 1989	-16.1%
12 LANGSTONE PLACE	CHATSWOOD	22/03/2011	\$590,000	\$770,000	3	0.1471	230	1970 - 1979	30.5%
19 PARK AVENUE	NORTHCOTE	17/03/2011	\$680,000	\$785,000	3	0.1012	190	1910 - 1919	15.4%
31 RAVENSTONE PLACE	CHATSWOOD	24/03/2011	\$840,000	\$830,000	4	0.1183	290	1980 - 1989	-1.2%
15 GLADE PLACE (Unit A)	BIRKENHEAD	30/03/2011	\$890,000	\$950,000	3	0.0457	211	2000 - 2009	6.7%
69 EXMOUTH ROAD	NORTHCOTE	02/03/2011	\$980,000	\$1,010,000	4	0.0833	380	1970 - 1979	3.1%
4 NORWOOD ROAD (Unit A)	BAYSWATER	01/04/2011	\$1,150,000	\$1,030,000	3	0.0425	235	2000 - 2009	-10.4%
79 HINEMOA STREET	BIRKENHEAD	08/03/2011	\$1,000,000	\$1,190,000	4	0.0723	170	1910 - 1919	19.0%
90 QUEEN STREET	NORTHCOTE POINT	03/03/2011	\$1,850,000	\$1,850,000	3	0.0948	170	VARIOUS	0.0%

Average Sales Price to Capital Value difference

3.4%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 8 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

North Shore – Milford/Takapuna/Devonport

Milford/Takapuna recorded a 6.5% increase in average sale price to \$692,500 on the back of 44 sales (down 28%), whereas Devonport saw an average sale price of \$635,000 on 30 sales (down 3 on March results). Whilst Devonport's result fell 30.2% over March, this area has historically seen wide swings month on month given the mixed value of properties in this area.

Devonport is still showing some positive trends in average sale price helped by strong results in Sep & Nov 2010 and Feb & Mar 2011. Takapuna remains a steady, level trend since Oct 2009.

These suburbs continue to be slower throughout the North Shore and Rodney districts in the past couple of years due largely to the higher proportion of more expensive housing, however we are seeing increased activity in some of the cheaper areas such as Forrest Hill, Hauraki, Belmont, Bayswater and apartment/unit sales in Takapuna. We are also seeing sales in the Takapuna area still holding below Rating Value (see below).

Recent sales include:

Milford, Forrest Hill

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
3 MERRIEFIELD AVENUE	FORREST HILL	29/03/2011	\$330,000	\$312,000	2		80	1970 - 1979	-5.5%
74 BLAKEBOROUGH DRIVE	FORREST HILL	03/03/2011	\$320,000	\$326,000	2		90	1970 - 1979	1.9%
213 FORREST HILL ROAD	FORREST HILL	17/04/2011	\$330,000	\$350,000	2	0.0000	80	1970 - 1979	6.1%
4 MARSH AVENUE	FORREST HILL	18/04/2011	\$380,000	\$420,000	2	0.0000	90	1970 - 1979	10.5%
96 FORREST HILL ROAD	FORREST HILL	11/03/2011	\$455,000	\$485,000	3	0.0516	105	MIXED/REMOD	6.6%
22 GORDON AVENUE	MILFORD	05/03/2011	\$530,000	\$490,000	2	0.0000	170	1970 - 1979	-7.5%
60 CORUNNA ROAD	MILFORD	06/05/2020	\$610,000	\$505,000	3	0.0675	200	1960 - 1969	-17.2%
3 BOWMAN ROAD	FORREST HILL	02/03/2011	\$430,000	\$530,162	3	0.0675	100	1960 - 1969	23.3%
39 BLAKEBOROUGH DRIVE	FORREST HILL	24/03/2011	\$430,000	\$531,000	3	0.0675	130	1960 - 1969	23.5%
24 BECROFT DRIVE	FORREST HILL	16/03/2011	\$435,000	\$541,500	3	0.0840	110	1960 - 1969	24.5%
33 MORTON AVENUE	FORREST HILL	10/04/2011	\$470,000	\$585,000	3	0.1186	110	1960 - 1969	24.5%
30 WOODSTOCK ROAD	FORREST HILL	14/03/2011	\$650,000	\$610,000	4	0.0504	222	2000 - 2009	-6.2%
1 CROWN HILL CLOSE	FORREST HILL	20/03/2011	\$670,000	\$658,000	3	0.0717	222	1980 - 1989	-1.8%
45 KENNEDY AVENUE	FORREST HILL	25/03/2011	\$650,000	\$660,000	4	0.0721	250	1980 - 1989	1.5%
51 BOND CRESCENT	FORREST HILL	24/03/2011	\$610,000	\$682,500	3	0.0675	214	1960 - 1969	11.9%
2 STRATFORD AVENUE	MILFORD	18/03/2011	\$720,000	\$685,000	4	0.0000	200	1990 - 1999	-4.9%
84 RAVENWOOD DRIVE	FORREST HILL	04/04/2011	\$720,000	\$694,000	4	0.1024	150	1970 - 1979	-3.6%
6 ROSEMARY AVENUE	FORREST HILL	04/03/2011	\$770,000	\$700,000	4	0.0659	270	1980 - 1989	-9.1%
10 CROWN HILL CLOSE	FORREST HILL	08/03/2011	\$620,000	\$700,888	4	0.0601	150	1980 - 1989	13.0%
65 MERRIEFIELD AVENUE	FORREST HILL	20/04/2011	\$560,000	\$710,000	3	0.0607	180	1970 - 1979	26.8%
36 GRENADA AVENUE	FORREST HILL	22/03/2011	\$770,000	\$716,800	3	0.0675	230	1970 - 1979	-6.9%
67 BECROFT DRIVE	FORREST HILL	19/03/2011	\$790,000	\$720,500	4	0.0675	300	1970 - 1979	-8.8%
23 RAVENWOOD DRIVE	FORREST HILL	20/03/2011	\$720,000	\$726,000	3	0.0675	250	1980 - 1989	0.8%
130 EAST COAST ROAD (Unit A)	FORREST HILL	10/03/2011	\$580,000	\$740,000	3	0.0000	110	1930 - 1939	27.6%
28 PROSPECT TERRACE	MILFORD	25/03/2011	\$760,000	\$745,000	4	0.0000	250	1980 - 1989	-2.0%
85 FORREST HILL ROAD	MILFORD	23/03/2011	\$710,000	\$770,000	3	0.0807	165	1950 - 1959	8.5%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 9 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

17 PENNING ROAD	MILFORD	28/03/2011	\$820,000	\$810,000	4	0.0850	250	1960 - 1969	-1.2%
21 FORREST HILL ROAD (Unit A)	MILFORD	27/03/2011	\$750,000	\$885,000	5	0.1474	260	1960 - 1969	18.0%
29 PROSPECT TERRACE	MILFORD	31/03/2011	\$800,000	\$915,000	3		238	1920 - 1929	14.4%
27 EAST COAST ROAD	MILFORD	04/03/2011	\$950,000	\$983,300	3		180	MIXED/REMODO	3.5%
12 FENWICK AVENUE	MILFORD	05/04/2011	\$1,000,000	\$1,280,000	3	0.0673	217	1930 - 1939	28.0%

Average Sales Price to Capital Value difference **6.5%**

Hauraki, Takapuna

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
236 LAKE ROAD	HAURAKI	14/03/2011	\$325,000	\$328,000	3		60	1960 - 1969	0.9%
130 ANZAC STREET (Unit /212)	TAKAPUNA	03/03/2011	\$440,000	\$345,000	1		68	2000 - 2009	-21.6%
130 ANZAC STREET	TAKAPUNA	06/03/2011	\$435,000	\$351,000	1		70	2000 - 2009	-19.3%
130 ANZAC STREET	TAKAPUNA	06/03/2011	\$465,000	\$352,000	1		100	2000 - 2009	-24.3%
47 KARAKA STREET	TAKAPUNA	08/04/2011	\$340,000	\$360,000	2		60	1960 - 1969	5.9%
130 ANZAC STREET (Unit /411)	TAKAPUNA	07/03/2011	\$440,000	\$390,000	1		68	2000 - 2009	-11.4%
36 HARLEY ROAD (Unit /1)	HAURAKI	10/03/2011	\$405,000	\$395,000	2	0.0000	80	VARIOUS	-2.5%
41 HART ROAD	HAURAKI	17/03/2011	\$620,000	\$527,000	3		224	1970 - 1979	-15.0%
3 DOMINION STREET (Unit 3)	TAKAPUNA	31/03/2011	\$520,000	\$535,000	1	0.0000	110	1980 - 1989	2.9%
31 BYRON AVENUE (Unit /6)	TAKAPUNA	02/03/2011	\$580,000	\$550,000	2		131	2000 - 2009	-5.2%
31 BYRON AVENUE (Unit /12)	TAKAPUNA	02/03/2011	\$580,000	\$550,000	2	0.0000	109	2000 - 2009	-5.2%
10 NGAIO STREET (Unit A)	TAKAPUNA	31/03/2011	\$560,000	\$615,000	3	0.0000	160	1980 - 1989	9.8%
27 HARLEY ROAD	TAKAPUNA	26/03/2011	\$720,000	\$680,000	3	0.0696	170	MIXED/REMODO	-5.6%
56 KILLARNEY STREET (Unit A)	TAKAPUNA	03/03/2011	\$670,000	\$783,000	2		120	1960 - 1969	16.9%
47 DOMINION STREET	TAKAPUNA	19/04/2011	\$660,000	\$800,000	3	0.0900	160	1940 - 1949	21.2%
23 NORMAN ROAD	HAURAKI	08/03/2011	\$840,000	\$890,000	3	0.1138	140	1950 - 1959	6.0%
22 CLIFTON ROAD (Unit A)	HAURAKI	03/03/2011	\$1,100,000	\$920,000	3		180	1980 - 1989	-16.4%
6 BROWN STREET	HAURAKI	28/03/2011	\$650,000	\$953,500	2	0.0000	160	1970 - 1979	46.7%
9 HORORATA ROAD	HAURAKI	03/03/2011	\$890,000	\$1,106,000	0		265	1990 - 1999	24.3%
43 BYRON AVENUE (Unit /2)	TAKAPUNA	13/04/2011	\$1,025,000	\$1,175,000	4	0.0000	239	2000 - 2009	14.6%
13 CHARLES STREET	HAURAKI	02/03/2011	\$1,050,000	\$1,200,000	3	0.0683	180	1970 - 1979	14.3%
20 HAURAKI ROAD	HAURAKI	18/03/2011	\$1,225,000	\$1,435,000	3	0.0625	180	MIXED/REMODO	17.1%
19 EWEN STREET	HAURAKI	25/03/2011	\$1,650,000	\$1,584,000	4	0.0809	180	MIXED/REMODO	-4.0%
41 KITCHENER ROAD	TAKAPUNA	17/03/2011	\$1,675,000	\$1,620,000	3	0.1088	280	1940 - 1949	-3.3%
3 NORTHCROFT STREET (Unit -9)	TAKAPUNA	08/03/2011	\$3,800,000	\$1,865,000	2		247	2000 - 2009	-50.9%
208 HURSTMERE ROAD (Unit /210)	TAKAPUNA	20/03/2011	\$2,300,000	\$2,000,000	6	0.1472	650	1940 - 1949	-13.0%
8 MINNEHAHA AVENUE	TAKAPUNA	14/03/2011	\$6,100,000	\$5,675,000	6	0.1912	600	1980 - 1989	-7.0%

Average Sales Price to Capital Value difference **-0.9%**

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 10 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Devonport, Belmont, Bayswater, Narrow Neck

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
38 VAUXHALL ROAD (Unit /40)	DEVONPORT	21/03/2011	\$330,000	\$295,000	1		50	1960 - 1969	-10.6%
9 MOA STREET	BELMONT	10/03/2011	\$395,000	\$361,000	2	0.0361	80	1950 - 1959	-8.6%
1 ROBERTS AVENUE (Unit /15A)	BAYSWATER	04/04/2011	\$330,000	\$400,500	2	0.0000	90	1970 - 1979	21.4%
15 ROBERTS AVENUE (Unit /2)	BAYSWATER	27/03/2011	\$370,000	\$400,500			90	1960 - 1969	8.2%
53 VAUXHALL ROAD	DEVONPORT	30/03/2011	\$395,000	\$426,000	2	0.0000	80	1970 - 1979	7.8%
12 WESTWELL ROAD (Unit A)	BELMONT	05/03/2011	\$750,000	\$462,000	2	0.0607	250	1960 - 1969	-38.4%
12 WESTWELL ROAD (Unit /2)	BELMONT	05/03/2011	\$510,000	\$462,000	2		140	1960 - 1969	-9.4%
22 NORTH AVENUE	NARROW NECK	09/04/2011	\$490,000	\$470,000	2	0.0000	70	1970 - 1979	-4.1%
61 NORTHBORO ROAD (Unit A/3)	BELMONT	08/03/2011	\$360,000	\$472,000	2		70	1960 - 1969	31.1%
179 VICTORIA ROAD	DEVONPORT	21/04/2011	\$450,000	\$475,000	2	0.0000	70	1960 - 1969	5.6%
25 CREAMER AVENUE	BELMONT	17/03/2011	\$520,000	\$481,000	3		110	1950 - 1959	-7.5%
80 BAYSWATER AVENUE	BAYSWATER	03/03/2011	\$540,000	\$567,500	3		90	1920 - 1929	5.1%
19 DAVID STREET	BAYSWATER	13/04/2011	\$530,000	\$570,000		0.0574	120	1960 - 1969	7.5%
1 CORONATION STREET (Unit /4)	BELMONT	01/04/2011	\$500,000	\$595,000	2		120	1980 - 1989	19.0%
2 CREAMER AVENUE	BELMONT	05/04/2011	\$560,000	\$600,000	2	0.0605	100	1950 - 1959	7.1%
30 LAKE ROAD	DEVONPORT	13/04/2011	\$770,000	\$602,000	4	0.0536	220	1970 - 1979	-21.8%
189 BAYSWATER AVENUE	BELMONT	14/03/2011	\$710,000	\$650,000	4	0.0830	260	1970 - 1979	-8.5%
2 REGENT STREET	DEVONPORT	24/03/2011	\$670,000	\$690,000		0.0569	120	1930 - 1939	3.0%
18 SHOAL BAY ROAD	DEVONPORT	08/03/2011	\$800,000	\$860,000	4	0.0460	170	1910 - 1919	7.5%
16 WYNYARD STREET	DEVONPORT	18/03/2011	\$920,000	\$920,000	4	0.0230	253	1890 - 1899	0.0%
79 VAUXHALL ROAD	DEVONPORT	14/04/2011	\$925,000	\$945,000	3	0.0612	140	1910 - 1919	2.2%
167 VAUXHALL ROAD	NARROW NECK	05/03/2011	\$1,000,000	\$960,000	3	0.0665	140	1910 - 1919	-4.0%
131 VAUXHALL ROAD	NARROW NECK	13/03/2011	\$975,000	\$985,000	3	0.0697	270	VARIOUS	1.0%
4 NORWOOD ROAD (Unit A)	BAYSWATER	01/04/2011	\$1,150,000	\$1,030,000	3	0.0425	235	2000 - 2009	-10.4%
33 JUBILEE AVENUE	DEVONPORT	08/03/2011	\$1,400,000	\$1,100,000	3	0.0400	240	1990 - 1999	-21.4%
2 GARDEN TERRACE	DEVONPORT	06/03/2011	\$1,525,000	\$1,150,000	3	0.0300	205	2000 - 2009	-24.6%
8 OWENS ROAD	DEVONPORT	03/04/2011	\$850,000	\$1,200,000	3	0.0501	109	1910 - 1919	41.2%
46 CALLIOPE ROAD (Unit B)	DEVONPORT	04/03/2011	\$980,000	\$1,240,000	4	0.0768	223	1980 - 1989	26.5%
16 MAYS STREET	DEVONPORT	04/04/2011	\$1,300,000	\$1,460,000	3	0.0554	200	1920 - 1929	12.3%
31 MAYS STREET	DEVONPORT	19/03/2011	\$1,350,000	\$1,475,000	2	0.0506	313	1920 - 1929	9.3%
13 CAMBRIA ROAD (Unit /13A)	DEVONPORT	03/04/2011	\$1,175,000	\$1,585,000	4	0.0928	192	1910 - 1919	34.9%
28 ALBERT ROAD	DEVONPORT	19/03/2011	\$1,625,000	\$1,990,000	4	0.1227	273	1910 - 1919	22.5%

Average Sales Price to Capital Value difference

3.2%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 11 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Albany/Greenhithe

Only a very slight drop of 0.4% recorded for April, to an average sales price of \$627,500, but prices are still trending upwards helped by strong prices in late 2010. Median days to sell holding at 38 days, and this area still continues to be a popular, well sought after suburb for quality property. Many of the cheaper apartments appear to have disappeared from the sales statistics and this is backed up by reports of a shortage in cheaper property stock.

Lifestyle properties situated in Coatesville, Dairy Flat and Paremoremo still proving difficult to sell at market peak levels, and few sales are being recorded.

Recent sales include:

Albany, Albany Heights, Greenhithe, Rosedale, Oteha, Fairview Heights, Schnapper Rock									
Address	Suburb	Sale Date	Capital Value	Sale Price	Bdr ms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
30 SCHNAPPER ROCK ROAD	SCHNAPPER ROCK	28/04/2011	\$300,000	\$300,000	0	0.0548	0		0.0%
76 FAIRVIEW AVENUE	FAIRVIEW HEIGHTS	10/03/2011	\$305,000	\$310,000		0.0600	0		1.6%
44 BUR OAK TERRACE	SCHNAPPER ROCK	20/03/2011	\$340,000	\$331,374		0.0605	0		-2.5%
79 FAIRVIEW AVENUE	FAIRVIEW HEIGHTS	21/03/2011	\$350,000	\$352,000		0.0672	0		0.6%
50 ENGLISH OAK DRIVE	SCHNAPPER ROCK	25/03/2011	\$490,000	\$352,500		0.0587			-28.1%
9 FIELDS PARADE (Unit 9-13)	OTEHA	11/04/2011	\$320,000	\$355,000	3	0.0000	90	1990 - 1999	10.9%
34 WAIPUIA PLACE	GREENHITHE	07/03/2011	\$405,000	\$362,000	2		100	1990 - 1999	-10.6%
11 ROANOKE WAY (Unit /4)	ALBANY	12/04/2011	\$450,000	\$370,000	3		135	2000 - 2009	-17.8%
22 NORTHCROSS DRIVE (Unit /7)	OTEHA	21/03/2011	\$365,000	\$380,000	2		127	2000 - 2009	4.1%
22 NORTHCROSS DRIVE (Unit /26)	OTEHA	10/03/2011	\$375,000	\$388,000	2	0.0000	118	2000 - 2009	3.5%
5 SPENCER ROAD (Unit /6)	OTEHA	07/03/2011	\$430,000	\$410,000	3	0.0000	133	2000 - 2009	-4.7%
49 MASONS ROAD	OTEHA	04/03/2011	\$510,000	\$512,757	4	0.0200	181	2000 - 2009	0.5%
34 SUNVISTA AVENUE	OTEHA	25/03/2011	\$530,000	\$521,000	3	0.0575	155	2000 - 2009	-1.7%
7 RAHUI ROAD	GREENHITHE	09/03/2011	\$630,000	\$555,000	3	0.1166	180	MIXED	-11.9%
14 ADMIRALS CT	GREENHITHE	03/03/2011	\$580,000	\$557,000		0.0616	178	2000 - 2009	-4.0%
13 NIMSTEDT AVENUE (Unit A)	OTEHA	09/03/2011	\$560,000	\$560,000		0.0265	179		0.0%
140 GILLS ROAD (Unit 68)	ALBANY HEIGHTS	24/03/2011	\$560,000	\$565,000	2		141		0.9%
11 QUAIL DRIVE (Unit /4)	ALBANY HEIGHTS	31/03/2011	\$605,000	\$565,000	1		186	2000 - 2009	-6.6%
12 GREENBOUGH LANE	GREENHITHE	30/03/2011	\$580,000	\$577,000	4	0.0372	236	2000 - 2009	-0.5%
4 MARBELLA CRESCENT	OTEHA	18/03/2011	\$510,000	\$585,000	4	0.0503	166	2000 - 2009	14.7%
55 CHESTER AVE	GREENHITHE	07/04/2011	\$750,000	\$600,000	4	0.6322	190	1990 - 1999	-20.0%
111 LAUREL OAK DRIVE	SCHNAPPER ROCK	18/04/2011	\$500,000	\$600,000		0.1307			20.0%
26 SCHNAPPER ROCK ROAD (Unit F)	SCHNAPPER ROCK	08/04/2011	\$660,000	\$600,000	4	0.0457	241	2000 - 2009	-9.1%
29 WILLIAM GAMBLE DRIVE	GREENHITHE	14/03/2011	\$640,000	\$615,000	4	0.0703	206	2000 - 2009	-3.9%
12 NIMSTEDT AVENUE	OTEHA	11/03/2011	\$510,000	\$615,000		0.0559	170	2000 - 2009	20.6%
78 GEORGE DEANE PLACE	GREENHITHE	21/04/2011	\$610,000	\$620,000		0.0611	192	2000 - 2009	1.6%
2 BLACKS ROAD	GREENHITHE	16/03/2011	\$560,000	\$630,000	3	0.0918	170	MIXED	12.5%
35 WAIPUIA PLACE	GREENHITHE	22/03/2011	\$710,000	\$660,000	3	0.1226	160	1930 - 1939	-7.0%
82 GEORGE DEANE PLACE	GREENHITHE	10/04/2011	\$760,000	\$662,000	4	0.0616	271	2000 - 2009	-12.9%
28 NAMSAN CLOSE	FAIRVIEW HEIGHTS	11/03/2011	\$700,000	\$675,000	4	0.0543	218		-3.6%
12 NAMSAN CLOSE	FAIRVIEW	04/04/2011	\$710,000	\$678,000	4	0.0560	250		-4.5%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 12 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

HEIGHTS									
13 FERNBANK LANE	GREENHITHE	21/03/2011	\$720,000	\$680,000	4	0.0646	256	2000 - 2009	-5.6%
71 LANDING DRIVE	ALBANY	15/03/2011	\$730,000	\$692,000	4	0.0796	270	1990 - 1999	-5.2%
286 UPPER HARBOUR DRIVE	GREENHITHE	11/04/2011	\$620,000	\$700,000	4	0.1513	230	1980 - 1989	12.9%
2 TE WHARAU DRIVE	GREENHITHE	24/03/2011	\$640,000	\$720,000	4	0.0788	223	2000 - 2009	12.5%
22 REMU PLACE	GREENHITHE	08/03/2011	\$740,000	\$721,000	0	0.1146	250	1990 - 1999	-2.6%
18 ABERLEY ROAD	SCHNAPPER ROCK	24/03/2011	\$770,000	\$740,000	5	0.0555	274	2000 - 2009	-3.9%
51 ABERLEY ROAD	SCHNAPPER ROCK	31/03/2011	\$800,000	\$740,000	3	0.0675	258	2000 - 2009	-7.5%
74 SCHNAPPER ROCK ROAD	SCHNAPPER ROCK	28/03/2011	\$800,000	\$740,000	4	0.0500	285		-7.5%
42 NAMSAN CLOSE	FAIRVIEW HEIGHTS	10/03/2011	\$790,000	\$750,000	5	0.0527	305		-5.1%
10 WITTON PLACE	SCHNAPPER ROCK	17/04/2011	\$750,000	\$751,000	5	0.0570	265	2000 - 2009	0.1%
102 TE WHARAU DRIVE	GREENHITHE	31/03/2011	\$710,000	\$771,000	4	0.0956	274	2000 - 2009	8.6%
3 EMILY LANE (Unit A)	GREENHITHE	15/03/2011	\$760,000	\$780,000	4	0.3000	235	2000 - 2009	2.6%
79 OAKWAY DRIVE	SCHNAPPER ROCK	09/03/2011	\$790,000	\$783,000	5	0.0512	287		-0.9%
10 ADVANCE WAY	ALBANY	09/03/2011	\$800,000	\$795,000	4	0.0850	280	1990 - 1999	-0.6%
76 OAKWAY DRIVE	SCHNAPPER ROCK	11/04/2011	\$850,000	\$800,000	6	0.0505	299	2000 - 2009	-5.9%
2 ABERLEY ROAD	SCHNAPPER ROCK	24/03/2011	\$720,000	\$810,000	6	0.0634	266	2000 - 2009	12.5%
8 SHILOH WAY (Unit A)	GREENHITHE	12/04/2011	\$810,000	\$840,000	3	0.1500	152	1990 - 1999	3.7%
178 KITTIWAKE DRIVE	SCHNAPPER ROCK	30/03/2011	\$850,000	\$887,000	5	0.0692	276	2000 - 2009	4.4%
39 CHURCHHOUSE ROAD (Unit A)	GREENHITHE	02/03/2011	\$920,000	\$950,000	4	0.1774	242	2000 - 2009	3.3%
12 RAME ROAD	GREENHITHE	17/03/2011	\$800,000	\$957,000	3	0.1305	142	MIXED	19.6%
43 BERNARD MAGNUS LANE	GREENHITHE	16/03/2011	\$820,000	\$990,000	5	0.2399	268		20.7%
101 ABERLEY ROAD	SCHNAPPER ROCK	07/04/2011	\$890,000	\$1,001,000	5	0.0739	279	2000 - 2009	12.5%
20 SCHOPOLO PLACE	SCHNAPPER ROCK	08/04/2011	\$990,000	\$1,088,000	6	0.1585	363	2000 - 2009	9.9%
15 SCHOPOLO PLACE	SCHNAPPER ROCK	16/04/2011	\$1,230,000	\$1,262,000	6	0.1905	367		2.6%
Average Sales Price to Capital Value difference									0.2%

Dairy Flat/Riverhead/Coatesville/Redvale/Okura/Stillwater

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
LOT 2 NEWMAN RD	STILLWATER	04/03/2011	\$475,000	\$340,000		2.0373		VACANT LAND	-28.4%
7 QUEEN STREET	RIVERHEAD	30/03/2011	\$420,000	\$410,000	3	0.1037	90	1970 - 1979	-2.4%
157 WRIGHT ROAD	DAIRY FLAT	02/03/2011	\$730,000	\$545,000		2.8177	80	1990 - 1999	-25.3%
49 JAMES PAIGE LANE	RIVERHEAD	10/03/2011	\$1,300,000	\$780,000	3	1.8190	146	1930 - 1939	-40.0%
263 SPUR ROAD	STILLWATER	26/03/2011	\$1,075,000	\$843,000	5	2.6433	241	2000 - 2009	-21.6%
59 WILKS RD WEST	DAIRY FLAT	23/03/2011	\$1,275,000	\$980,000		1.9700	240	1990 - 1999	-23.1%
93 SELMAN ROAD	DAIRY FLAT	04/03/2011	\$1,225,000	\$1,000,000		4.0465	260	1980 - 1989	-18.4%
104 WILKS ROAD	DAIRY FLAT	28/03/2011	\$1,200,000	\$1,100,000		1.0000	320		-8.3%
Average Sales Price to Capital Value difference									-20.9%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 13 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Hibiscus Coast/Orewa

Little movement in this area, with average sales price up 0.1% to \$467,500 from 68 sales (down from 97 in Mar 2011).

Increased activity reported in the Millwater development with new homes being released on the market and areas such as on the flat of Orewa and Red Beach still remaining popular. Gulf Harbour remains in the doldrums with a number of mortgagee sales putting downward pressure on sales, plus higher priced properties around Orewa still proving difficult to sell.

Recent sales include:

Army Bay, Gulf Harbour

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdr ms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
14 LAURIE SOUTHWICK PARADE (Unit /595)	GULF HARBOUR	08/03/2011	\$350,000	\$230,000	3		116	2000 - 2009	-34.3%
595 LAURIE SOUTHWICK PARADE	GULF HARBOUR	08/03/2011		\$230,000	3	0.5478	4776	2000 - 2009	
8 CLEA VIEW	GULF HARBOUR	08/03/2011	\$435,000	\$336,000	4	0.0332	152	2000 - 2009	-22.8%
29 ALEC CRAIG WAY (Unit A)	GULF HARBOUR	15/03/2011	\$410,000	\$433,000	3		180	1990 - 1999	5.6%
38 ALEC CRAIG WAY	GULF HARBOUR	29/03/2011	\$535,000	\$495,000	3	0.0630	240	1990 - 1999	-7.5%
6 PACIFIC CLIFFS DRIVE	GULF HARBOUR	16/03/2011	\$1,000,000	\$506,000		0.1374			-49.4%
17 FINGAL WAY	GULF HARBOUR	06/03/2011	\$520,000	\$515,000	4	0.0627	212	2000 - 2009	-1.0%
10 SIESTA TERRACE	GULF HARBOUR	26/03/2011	\$730,000	\$655,000	4	0.0809	211	2000 - 2009	-10.3%
43 CLANSMAN TERRACE	GULF HARBOUR	06/04/2011	\$980,000	\$1,350,000	0	0.0874	299	2000 - 2009	37.8%
Average Sales Price to Capital Value difference									-10.2%

Orewa, Hatfields Beach, Waiwera

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdr ms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
14 FERN CT	OREWA	18/03/2011	\$210,000	\$150,000		0.0601	0		-28.6%
6 RIVERSIDE ROAD (Unit /3)	OREWA	25/03/2011	\$390,000	\$320,000	2		108	2000 - 2009	-17.9%
2 OCEAN VIEW ROAD (Unit / 16)	HATFIELDS BEACH	03/04/2011	\$385,000	\$338,000	3	0.0281	132	2000 - 2009	-12.2%
2 MANUKA STREET (Unit /6)	OREWA	25/03/2011	\$375,000	\$373,000	2		140	1970 - 1979	-0.5%
18 DOMENT CRESCENT	OREWA	05/03/2011	\$425,000	\$405,000	3	0.0402	130	1970 - 1979	-4.7%
38 MILLENNIAL WAY	OREWA	25/03/2011	\$495,000	\$420,000	3	0.0286	166	2000 - 2009	-15.2%
54 LAKESIDE DRIVE (Unit /1)	OREWA	22/03/2011	\$430,000	\$440,000	0		110	1990 - 1999	2.3%
11 FRANCIS SKINNER PLACE	OREWA	04/04/2011	\$465,000	\$500,000	3	0.0344	127	2000 - 2009	7.5%
8 ROBERTA CRESCENT	OREWA	22/03/2011	\$510,000	\$500,000	3	0.0600	145	1990 - 1999	-2.0%
42 SAVOY ROAD	OREWA	14/03/2011	\$520,000	\$520,000		0.0542	150	2000 - 2009	0.0%
11 TAMARIKI AVENUE (Unit /5B)	OREWA	11/03/2011	\$520,000	\$520,000	1		96	2000 - 2009	0.0%
476 HIBISCUS COAST HIGHWAY	OREWA	03/03/2011	\$590,000	\$527,000	3	0.0805	120	1960 - 1969	-10.7%
17 PARKSIDE DRIVE	OREWA	21/03/2011	\$542,000	\$558,000			148		3.0%
143 ROBERTA CRESCENT	OREWA	10/03/2011	\$530,000	\$558,000	3	0.0858	186	2000 - 2009	5.3%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 14 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
55 LAKESIDE DRIVE	OREWA	21/03/2011	\$580,000	\$560,000	3	0.0621	180	1990 - 1999	-3.4%
6 DAN TORI PLACE	OREWA	16/03/2011	\$530,000	\$593,000	3	0.0450	140	1990 - 1999	11.9%
14 ASTOR PLACE	OREWA	20/03/2011	\$620,000	\$610,000	3	0.0807	195	2000 - 2009	-1.6%
55 WALDORF CRESCENT	OREWA	05/03/2011	\$790,000	\$680,000	5	0.1020	324	2000 - 2009	-13.9%
5 THE RITZ	OREWA	26/03/2011	\$870,000	\$932,000		0.0619	285	2000 - 2009	7.1%
363 HIBISCUS COAST HIGHWAY (Unit B)	OREWA	28/03/2011	\$1,000,000	\$996,000	2	0.0259	230	2000 - 2009	-0.4%

Average Sales Price to Capital Value difference -3.7%

Red Beach, Silverdale, Millwater

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
16 VERA CT	SILVERDALE	07/04/2011	\$270,000	\$255,000		0.0572		VACANT LAND	-5.6%
12 BAY STREET	RED BEACH	11/03/2011	\$390,000	\$315,000	2	0.0000	100	1980 - 1989	-19.2%
102 HIBISCUS COAST HIGHWAY	RED BEACH	18/03/2011	\$380,000	\$320,000	3	0.0885	110	1970 - 1979	-15.8%
110 HIBISCUS COAST HIGHWAY	RED BEACH	12/03/2011	\$415,000	\$345,000	2	0.1009	80	MIXED	-16.9%
45 POHUTUKAWA AVENUE (Unit A)	RED BEACH	07/03/2011	\$395,000	\$362,500	3		110	1990 - 1999	-8.2%
20 BAY STREET	RED BEACH	08/04/2011	\$295,000	\$390,000	2	0.0417	60	1940 - 1949	32.2%
9 RED BEACH ROAD (Unit 1/)	RED BEACH	06/03/2011	\$470,000	\$419,000	2		200	1970 - 1979	-10.9%
24 ALBATROSS ROAD	RED BEACH	20/03/2011	\$435,000	\$440,000	3	0.0809	110	1970 - 1979	1.1%
17 JELAS ROAD	RED BEACH	31/03/2011	\$480,000	\$460,000	3	0.0697	150	1990 - 1999	-4.2%
15 THORBURN AVENUE	RED BEACH	28/03/2011	\$390,000	\$475,000	4	0.0797	100	1970 - 1979	21.8%
29 MOFFAT ROAD	RED BEACH	26/03/2011	\$420,000	\$479,000	3	0.0754	90	1970 - 1979	14.0%
45 BAY VISTA DRIVE	RED BEACH	20/03/2011	\$590,000	\$511,000	3	0.0700	190	1980 - 1989	-13.4%
21 RUSHDEN TERRACE	RED BEACH	14/03/2011	\$510,000	\$515,000	3	0.1089	140	VARIOUS	1.0%
23 MATIJA PLACE (Unit A)	RED BEACH	11/04/2011	\$580,000	\$556,500	4	0.0666	214	2000 - 2009	-4.1%
23 WILLIAM BAYES PLACE	RED BEACH	10/04/2011	\$550,000	\$564,000	3	0.0666	140	1980 - 1989	2.5%
46 TOTARA VIEWS DRIVE	RED BEACH	09/03/2011	\$530,000	\$572,800	3	0.0600	189	2000 - 2009	8.1%
57 BAY VISTA DRIVE	RED BEACH	05/03/2011	\$790,000	\$585,000	4	0.0936	290	1980 - 1989	-25.9%
15 SEAMOUNT DRIVE	RED BEACH	08/03/2011	\$570,000	\$602,500	4	0.0594	216	2000 - 2009	5.7%
60 BAY VISTA DRIVE	RED BEACH	05/04/2011	\$870,000	\$670,000	3	0.0753	300	1990 - 1999	-23.0%
5 ALBERT HALL DRIVE	RED BEACH	07/04/2011	\$680,000	\$690,000	0	0.1025	290	1980 - 1989	1.5%
53 ROSARIO CRESCENT	RED BEACH	01/04/2011		\$825,000	2	0.0875	410	1980 - 1989	
1 NGAPARA STREET	RED BEACH	27/03/2011	\$2,850,000	\$1,883,000	4	0.0827	295	1990 - 1999	-33.9%

Average Sales Price to Capital Value difference -4.4%

Stanmore Bay, Arkles Bay, Manly, Matakatia

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
46 BRIAN CRESCENT	STANMORE BAY	25/03/2011	\$250,000	\$223,000	3	0.0842	40	1970 - 1979	-10.8%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 15 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

369 WHANGAPARAOA ROAD (Unit /1)	STANMORE BAY	07/03/2011	\$420,000	\$323,000	3		120	1990 - 1999	-23.1%
120 BRIAN CRESCENT (Unit /2)	STANMORE BAY	09/04/2011	\$410,000	\$325,000	3		138	1990 - 1999	-20.7%
21 ELLISTON CRESCENT	STANMORE BAY	02/03/2011	\$340,000	\$335,000	2	0.0819	80	1960 - 1969	-1.5%
3 RISHWORTH AVENUE (Unit /1)	ARKLES BAY	15/03/2011	\$345,000	\$340,000	0		90	1960 - 1969	-1.4%
10 BROOKVALE PARK	STANMORE BAY	06/03/2011	\$450,000	\$345,000	2	0.1657	206	1990 - 1999	-23.3%
10 BROOKVALE PARK (Unit /1)	STANMORE BAY	06/03/2011	\$340,000	\$345,000	2		104	1990 - 1999	1.5%
1 HOMESTEAD ROAD	MANLY	02/04/2011	\$365,000	\$360,000	2		120	1970 - 1979	-1.4%
1 POLKINGHORNE DRIVE (Unit /5)	MANLY	12/03/2011	\$430,000	\$360,000	3		110	1980 - 1989	-16.3%
650 WHANGAPARAOA ROAD (Unit A)	STANMORE BAY	04/03/2011	\$405,000	\$370,000	3		140	1990 - 1999	-8.6%
19 BRIXTON ROAD (Unit C)	MANLY	11/03/2011	\$370,000	\$370,000	2		70	1990 - 1999	0.0%
31 MANLY PARK AVENUE (Unit B)	MANLY	13/03/2011	\$410,000	\$375,000			110	1970 - 1979	-8.5%
39 GLEDSTANE ROAD	STANMORE BAY	31/03/2011	\$370,000	\$380,000	3	0.0948	110	1970 - 1979	2.7%
53 BRIXTON ROAD	MANLY	20/03/2011	\$440,000	\$380,000	3	0.0810	90	1980 - 1989	-13.6%
11 RISHWORTH AVENUE (Unit A)	ARKLES BAY	08/03/2011	\$380,000	\$399,000	3	0.0450	82	2000 - 2009	5.0%
99 STANMORE BAY ROAD	STANMORE BAY	24/03/2011	\$680,000	\$405,000	4	0.0865	210	1990 - 1999	-40.4%
970 WHANGAPARAOA ROAD	MANLY	12/03/2011	\$510,000	\$415,000	2	0.0809	100	VARIOUS	-18.6%
8 GRETA PLACE	STANMORE BAY	29/03/2011	\$450,000	\$420,500	3	0.0607	160	1990 - 1999	-6.6%
20 ELLENBURY PLACE (Unit /1)	STANMORE BAY	14/03/2011	\$465,000	\$428,000	4	0.0352	140	2000 - 2009	-8.0%
8 TOTARA ROAD	STANMORE BAY	09/03/2011	\$485,000	\$430,000	3	0.0875	132	MIXED/REMOD	-11.3%
46 ELAN PLACE	ARKLES BAY	19/04/2011	\$430,000	\$430,000	3	0.0524	145	2000 - 2009	0.0%
16 GRETA PLACE	STANMORE BAY	14/03/2011	\$430,000	\$450,000	3	0.0719	160	1990 - 1999	4.7%
49 KESTREL HEIGHTS	ARKLES BAY	06/04/2011	\$525,000	\$495,000	0	0.0637	220	1990 - 1999	-5.7%
16 DUNCANSBY ROAD	STANMORE BAY	02/03/2011	\$580,000	\$517,000	1	0.0837	180	MIXED/REMOD	-10.9%
50 KRESTREL HEIGHTS (Unit B)	ARKLES BAY	16/03/2011	\$540,000	\$522,500	3		184	2000 - 2009	-3.2%
169 VIPOND ROAD	STANMORE BAY	30/03/2011	\$440,000	\$525,000	4	0.0809	190	VARIOUS	19.3%
60 FERRY ROAD	ARKLES BAY	20/03/2011	\$580,000	\$525,000	3	0.0639	220	1990 - 1999	-9.5%
5 LITTLE BARRIER AVENUE	MANLY	11/04/2011	\$630,000	\$545,000	1	0.0809	197	1970 - 1979	-13.5%
8 BARWICK PLACE	ARKLES BAY	07/04/2011	\$560,000	\$549,000	4	0.0600	198	2000 - 2009	-2.0%
49 RIVERVALE GROVE	STANMORE BAY	13/03/2011	\$595,000	\$550,000	3	0.0844	188	2000 - 2009	-7.6%
91 LADIES MILE	MANLY	04/03/2011	\$595,000	\$550,000	3	0.0819	110	1950 - 1959	-7.6%
66 DUNCANSBY ROAD	STANMORE BAY	07/03/2011	\$670,000	\$565,000	4	0.0842	160	MIXED/REMOD	-15.7%
39 RIVERVALE GROVE	STANMORE BAY	24/03/2011	\$630,000	\$573,000	4	0.0644	225	2000 - 2009	-9.0%
32 RISHWORTH AVENUE	ARKLES BAY	08/03/2011	\$270,000	\$585,000	5	0.0601	0	NEW HOME	
47 RIVERVALE GROVE	STANMORE BAY	28/03/2011	\$595,000	\$600,000	3	0.0971	219	2000 - 2009	0.8%
8 BRIXTON ROAD	MANLY	17/03/2011	\$620,000	\$677,000	3	0.1237	190	1990 - 1999	9.2%
Average Sales Price to Capital Value difference									-7.3%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 16 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Rodney North

This area recorded a 8.2% increase in average sale price from March to \$460,000, but with falling sales numbers of 27 (down from 45 in the previous month). Average days to sell increased to 76 from 56, which would indicate a greater proportion of higher priced/harder to sell properties finally sold.

April's result has done little to correct the declining trend for this area as plotted from October 2009, reaching a peak in Jan 2010 of \$593,000. Much of this area is coastal and lifestyle properties arguably hit the hardest by the overall drop in property prices.

Recent sales include:

Kumeu, Huapai, Helensville, Parakai, Woodhill, Waimauku

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
7 HAND ROAD (Unit A)	HELENSVILLE	07/03/2011	\$230,000	\$200,000	2	0.0790	60	1940 - 1949	-13.0%
30 GAVINIKE PLACE	WAIMAUKU	16/03/2011	\$300,000	\$240,000		0.1996	0		-20.0%
239 PARKHURST RAOD	PARAKAI	21/03/2011	\$315,000	\$300,000	3	0.0970	140	1950 - 1959	-4.8%
123 AWAROA ROAD	HELENSVILLE	24/03/2011	\$330,000	\$305,000	3	0.0915	80	1950 - 1959	-7.6%
58 MILL ROAD	HELENSVILLE	24/03/2011	\$340,000	\$325,000	3	0.0955	130	1890 - 1899	-4.4%
127 AWAROA ROAD	HELENSVILLE	18/03/2011	\$330,000	\$370,000	3	0.1619	110	1970 - 1979	12.1%
64 TAPU ROAD (UNIT 4)	HUAPAI	14/03/2011	\$370,000	\$381,000	2		133	2000 - 2009	3.0%
2330 STATE HIGHWAY 16	HELENSVILLE	28/04/2011	\$345,000	\$418,000		0.3100	110	1940 - 1949	21.2%
1546 STATE HIGHWAY 16	HELENSVILLE	05/03/2011	\$510,000	\$425,000		0.5742	140	1930 - 1939	-16.7%
407 MAIN RD	HUAPAI	06/04/2011	\$605,000	\$450,000	4	0.1381	180	1950 - 1959	-25.6%
37 MATUA ROAD	HUAPAI	17/11/2011	\$510,000	\$495,000	3	0.0809	190	1990 - 1999	-2.9%
1187 PEAK ROAD	HELENSVILLE	05/04/2011	\$610,000	\$500,000		0.8154	110	1980 - 1989	-18.0%
42 TAPU ROAD	HUAPAI	30/03/2011	\$570,000	\$551,000	3	0.1002	173	1950 - 1959	-3.3%
10 SARAH TODD LANE	WAIMAUKU	21/03/2011	\$540,000	\$553,000	0		140	1990 - 1999	2.4%
5 MILL ROAD	HELENSVILLE	31/03/2011	\$560,000	\$570,000		1.8513	90	1990 - 1999	1.8%
579 INLAND ROAD (Unit B)	HELENSVILLE	25/03/2011	\$700,000	\$585,000		2.7411	173	1970 - 1979	-16.4%
156 TAYLOR ROAD	WAIMAUKU	14/03/2011	\$800,000	\$760,000		2.0000	200	MIXED/REMOD	-5.0%
951 STATE HIGHWAY 16	WAIMAUKU	05/03/2011	\$930,000	\$815,000		1.1566	130	1940 - 1949	-12.4%
81 MOTU ROAD	KUMEU	01/04/2011	\$900,000	\$952,000	3	0.6292	250	VARIOUS	5.8%
379 MATUA ROAD	KUMEU	05/03/2011	\$1,400,000	\$1,000,000		5.4096	230		-28.6%
212 ORAHA ROAD	KUMEU	22/03/2011	\$1,300,000	\$1,060,000		1.0284	365	2000 - 2009	-18.5%
27 MOTU ROAD	KUMEU	04/03/2011	\$1,350,000	\$1,100,000		1.9476	343	1980 - 1989	-18.5%
Average Sales Price to Capital Value difference									-7.7%

Omaha, Leigh, Sandspit

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
79 KEWAI STREET	OMAHA	29/03/2011	\$1,600,000	\$1,740,000		0.0839	0		8.7%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 17 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
42 MANGATAWHIRI ROAD	OMAHA	24/03/2011	\$905,000	\$1,012,500		0.0570	284	2000 - 2009	11.9%
11 ARGO RISE	OMAHA	09/03/2011	\$775,000	\$720,000	5	0.0640	170	1980 - 1989	-7.1%
39 CAROLINE HEIGHTS	OMAHA	13/03/2011	\$1,275,000	\$1,245,000	0	0.0556	370	1990 - 1999	-2.4%
11 EDITH PLACE	OMAHA	08/04/2011	\$900,000	\$950,000	3	0.0770	212	2000 - 2009	5.6%
14 LAX CRESCENT	LEIGH	17/03/2011	\$345,000	\$320,000		0.1502	0		-7.2%
8 TOTARA ROAD	LEIGH	17/03/2011	\$485,000	\$440,000	3	0.1014	100	1990 - 1999	-9.3%
21 KANUKA ROAD	SANDSPIT	16/03/2011	\$980,000	\$1,170,000	4	0.1361	294	VARIOUS	19.4%

Average Sales Price to Capital Value difference **2.4%**

Snells Beach, Matakana, Algies Bay, Mahurangi East, Mahurangi West

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
2 FERNDAL DRIVE (Unit A)	SNELLS BEACH	13/03/2011	\$420,000	\$320,000	4		144	1970 - 1979	-23.8%
31 AMANDA LANE	SNELLS BEACH	13/03/2011	\$380,000	\$348,000	2	0.0809	40	1960 - 1969	-8.4%
13 BRIGITTE VIEW	SNELLS BEACH	06/04/2011	\$220,000	\$369,000	3	0.0711	0		67.7%
569 MAHURANGI EAST ROAD	ALGIES BAY	23/03/2011	\$520,000	\$382,500	2	0.0809	170	1970 - 1979	-26.4%
23 TARA PLACE	SNELLS BEACH	24/03/2011	\$445,000	\$420,000	2	0.0830	110	1990 - 1999	-5.6%
27 RANGIMAARIE CRESCENT	SNELLS BEACH	27/03/2011	\$520,000	\$450,000	3	0.0809	190	1980 - 1989	-13.5%
33 DEERNESS CRESCENT	ALGIES BAY	21/03/2011	\$480,000	\$500,000	3	0.1034	150	1960 - 1969	4.2%
17 TAMATEA DRIVE	SNELLS BEACH	07/03/2011	\$540,000	\$535,000	2	0.0652	179	1980 - 1989	-0.9%
30 MARINERS GROVE	ALGIES BAY	22/03/2011	\$690,000	\$800,000	3	0.0913	150	1970 - 1979	15.9%
45 MARINERS GROVE	ALGIES BAY	09/03/2011	\$1,000,000	\$1,125,000	3	0.0695	180	1990 - 1999	12.5%
32 GORDON CRAIG PLACE	ALGIES BAY	08/04/2011	\$1,950,000	\$1,430,000	4	0.0852	260	1970 - 1979	-26.7%

Average Sales Price to Capital Value difference **-0.5%**

Warkworth

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
37 MOTITI STREET	WARKWORTH	22/03/2011	\$230,000	\$140,000	0	0.0642	0		-39.1%
55 PULHAM ROAD	WARKWORTH	21/03/2011	\$380,000	\$365,000	2	0.0809	80	1960 - 1969	-3.9%
18 WALTON AVENUE	WARKWORTH	15/03/2011	\$470,000	\$365,000	3	0.0845	130	1960 - 1969	-22.3%
32 COQUETTE STREET	WARKWORTH	17/03/2011	\$365,000	\$375,000	3	0.0708	90	1980 - 1989	2.7%
34 CAMPBELL DRIVE	WARKWORTH	15/03/2011	\$430,000	\$405,000	0	0.0652	145	2000 - 2009	-5.8%
6 POUND STREET	WARKWORTH	04/05/2011	\$425,000	\$410,000		0.0847	120	1960 - 1969	-3.5%
13 BAMBRO STREET	WARKWORTH	02/04/2011	\$455,000	\$422,000	2	0.0750	140	1990 - 1999	-7.3%
45 COQUETTE STREET	WARKWORTH	28/03/2011	\$460,000	\$435,000	3	0.0707	170	1990 - 1999	-5.4%
28 JOHN ANDREW DRIVE	WARKWORTH	26/04/2011	\$520,000	\$445,000		0.0605	190		-14.4%
18 RIVENDELL PLACE	WARKWORTH	01/04/2011	\$565,000	\$475,000	3	0.0736	180	MIXED/REMOD	-15.9%
65 BLUE GUM AVENUE	WARKWORTH	24/03/2011	\$1,055,000	\$960,000	3	0.4227	275	2000 - 2009	-9.0%

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 18 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Average Sales Price to Capital Value difference **-11.3%**

Wellsford

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
34 ASTRID LANE	WELLSFORD	07/03/2011	\$385,000	\$323,000	4	0.0624	157	2000 - 2009	-16.1%
12 ASTRID LANE	WELLSFORD	09/03/2011	\$140,000	\$333,000	4	0.0643	0	VACANT LAND	137.9%

Average Sales Price to Capital Value difference **60.9%**

Kaukapakapa, Ahuroa, Makarau, Puhoi, Wainui, Waitoki

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
117 AHUROA VALLEY ROAD	MAKARAU	04/03/2011	\$410,000	\$390,000		1.2036	77	1930-1939	-4.9%
LOT 6 MARTIN ACCESS ROAD	MAKARAU	01/03/2011	\$445,000	\$550,000		25.1814		VACANT LAND	23.6%
173 WHITEHILLS ROAD	WAITOKI	08/03/2011	\$800,000	\$603,000		2.8820	140	1980 - 1989	-24.6%
521 UPPER WAIWERA ROAD	PUHOI	09/03/2011	\$630,000	\$630,000		3.0971	150	1970 - 1979	0.0%

Average Sales Price to Capital Value difference **-1.5%**

Note: The sales above are a sample representative selection from the respective suburbs to give some indication of price levels for the properties and comparisons of Capital Value (Rating Value) to actual sale price. Data is sourced from recorded sales for the period 1 March 2011 to mid May, though due to the delay in recording sales some may have been repeated from last months report.

Well, that wraps up this month's report, we hope it's been of value to you, and any comments or questions will be gladly answered by our staff. As a reminder, if you are not already receiving this report via email each month, then please drop us an email at office@valuationrodney.co.nz with your details and we'll be happy to add you to our mailing list. Or alternatively contact us if you want to be removed from the circulation. Until next month...

Best regards from the team at

Valuation Rodney Limited

Your local PropertyINDEPTH franchise

www.valuationrodney.co.nz

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 19 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

About Valuation Rodney Ltd – a member of the PropertyINDEPTH franchise

We believe being local is important to understanding the market in the region, that's why our valuers have lived in the North Shore and Rodney district in excess of 28 years.

This depth of knowledge helps us to understand the real value of your property when preparing the report as many properties can be influenced by local variations, such as proximity to sought after amenities.

We cover all of Rodney district, and North Shore including:

- Hibiscus Coast - Orewa, Waiwera, Hadfields Beach, Silverdale, Stillwater, Red Beach, Stanmore Bay, Arkles Bay, Tindalls Beach, Matakatia Bay, Army Bay, Big Manly, Little Manly, Gulf Harbour.
- North Shore - Albany, Torbay, Browns Bay, Long Bay, Okura, Redvale, Waiake, Northcross, Rothesay Bay, Murrays Bay, Mairangi Bay, Pinehill, Devonport, Birkenhead, Takapuna, Milford, Bayswater, Narrowneck, Glenfield, Birkdale.
- Dairy Flat, Greenhithe, rural Albany, Paremoremo.
- Rodney West - Huapai, Kumeu, Hellensville, Parakai, Coatesville, Riverhead.
- Rodney North - Warkworth, Wellsford, Waitoki, Pine Valley, Wainui, Mahurangi, Puhoi, Snells Beach, Algies Bay, Sandspit.



PropertyINDEPTH®

Being part of the franchise of PropertyINDEPTH® gives our customers the added benefit of being able to deal with one nationwide brand for valuations on property outside Valuation Rodney's area with one point of contact, one consistent easy to understand valuation report, acceptance by all major lenders, as well as being on the preferred list of many of the country's leading financial institutions.

PropertyINDEPTH's modern technology delivers reports electronically and securely to you the customer, and other nominated people such as your mortgage broker or bank, with the reports often completed within hours, not days, of the physical inspection.

Valuation Purposes

We can prepare valuations for a wide range of property types and purposes, including:

- "Desktop" assessments of value
- Residential property - dwellings, units, apartments
- Vacant land
- Lifestyle blocks
- Finance purposes
- "As if complete" valuations for developing property
- Council Reserve Contributions
- Insurance valuations
- Unit entitlements
- Block land with subdivision potential
- Mortgagee purposes
- Matrimonial purposes

Visit our website for more information at www.valuationrodney.co.nz or contact us:

Phone: (09) 4276020 Mobile: (021) 055-3485 Email: office@valuationrodney.co.nz

Remove Doubt – Create Certainty on your Next Property Decision

Specialising in all types of residential and lifestyle registered valuations in the Rodney and North Shore districts

Property News Report – May 2011 - Page 20 of 20